



GENERAL SERVICES ADMINISTRATION

Federal Supply Service

Authorized Federal Supply Schedule Price List

Schedule 03FAC

Facilities Maintenance & Management

Price list current through Modification PS-0003 dated 9/12/2016.

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order are available through GSA Advantage!, a menu-driven database system. The INTERNET address GSA Advantage! is: GSAAdvantage.gov.

For more information on ordering from Federal Supply Schedules click on the FSS Schedules button at fss.gsa.gov.

Special Item Numbers:

811 002 Complete Facilities Maintenance

003 100 Ancillary Supplies and/or Services

SATELLITE SERVICES, INC.

309 South Front Street

Marquette, MI 49855

Ph: 906.228.6492

F: 906.226.3997

mcaperell@ssi-main.com

www.ssi-main.com

Contract No.:

GS-21F-015CA

Contract Period:

11/21/14 – 11/20/19

Business Size:

Small Business





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Company Introduction

Satellite Services, Inc. (SSI) was founded in Marquette, Michigan in 1981 with the mission of providing exceptional facility operations and maintenance and base operating support services to federal and state agencies. SSI has continued this core business focus, growing in size by successfully meeting the needs of our expanding client base. A total small business operating for over 30 years, we have corporate offices in Marquette, Michigan and Charlotte, North Carolina. Our annual revenue exceeds \$30 million per year and we are designated a small business under NAICS 561210. Our cage code is 1Y985; DUNS number is 05-071-3650; and SSI's Tax ID number is 38-2380703.

SSI has an established track record for providing responsive, timely, and quality services on our contracts. We team with our customers to ensure open communication and swift, effective problem resolution. SSI works with our customers and subcontractors, as well as other on-site entities, to ensure services exceed expectations. It is our business to anticipate the customer's needs, be easy to work with, provide excellent service, and meet all requirements on-time in a safe manner and within budget – everyday.

Our reputation for quality services and reasonable pricing has been earned through 30+ years of successfully providing services to numerous government entities. Satisfied customers include: U.S. Air Force, U.S. Navy, U.S. Army, U.S. Coast Guard, Army National Guard, U.S. Department of the Interior (Bureau of Mines), General Services Administration (GSA), Department of Homeland Security, and U.S. Fish and Wildlife Service.

A Legacy of Performance: Our strong corporate management and our dedication to partnering with our customers provide our clients with efficient, effective, and economical support services. Our low-risk approach to contract management includes a customer-focused management style and a commitment to investing in the necessary resources to build SSI's reputation for excellence.

Management Approach: SSI applies an integrated management approach that sets standards of performance, assigns responsibilities, assesses accomplishments and takes corrective actions when necessary. We train our managers to lead by example. We develop standards, operating procedures and provide materials designed to assist our staff in accomplishing their assigned tasks. We combine guidance with the tools and expertise necessary to ensure our services exceed our customer's expectations.

Quality Control: Our quality control program is the cornerstone for successful contract performance. Though the project manager is ultimately accountable for quality and performance, all of our employees are trained and encouraged to assume responsibility for quality. Our quality control plan sets forth procedures to ensure all requirements are successfully met. Additionally, we are continually refining our quality processes and implementing change as necessary to meet customer needs.

Performance Management: SSI's managers are skilled at establishing quality standards as part of organizational objectives. We create and maintain high quality service standards through an

The SSI Advantage

- ✓ Demonstrated ability to successfully manage large multifunctional fixed price contracts.
- ✓ Employees who rapidly respond and have a "can-do" attitude.
- ✓ Stable management staff fully partnered with customers.
- ✓ Full on-site PM decision making authority and autonomy.
- ✓ Demonstrated record of performance to meet budget, schedule, safety, and quality requirements using enterprise asset systems such as Maximo and MP2 management.
- ✓ Proven financial stability and capacity to support over \$4M in equipment purchases.
- ✓ DCAA acceptable accounting system.
- ✓ Numerous successful contract phase-ins with no disruptions.



exceptional quality control program, continual process improvement and the use of “key performance indicators”. We implement an “eyes forward” which encourages our staff to identify problems and opportunities for improvement. This “pro-active” approach saves our customers time and money by finding and correcting deficiencies before they become major outages or systemic problems.

Corporate Support: SSI’s corporate offices provide quality assurance, safety, security, general accounting and human resources support to the onsite project team. When necessary, we provide a corporate support team onsite during contract start ups, transitions, or for the duration of the contract for large and complex contracts.

Commitment to Partnering: SSI is committed to partnering with our clients to ensure the mission success. By partnering, we create a “team” environment which fosters better communication and problem solving and creates a mutual trust. Besides partnering with our customers, we regularly develop strategic partnerships with other companies in order to increase our capabilities and enhance our ability to perform an array of services outside of our field of expertise.

Customer Satisfaction

Our team’s dedication and commitment to quality performance and customer service, ability to provide a consistently high-level of service over an extended period, and focus on customer satisfaction in all areas shows that we are indeed the best-value provider for facilities maintenance, base operating support services, and housing maintenance contracts.

SSI’s performance and commitment to quality is evidenced by the recent award of the follow-on contract at March ARB. SSI is the first company to

be awarded a follow-on contract under AFRC. Our consistent performance record on base, management personnel, and corporate support has won SSI this prestigious contract.

SSI won every ID/IQ task order under the DISA TIM facility operations and maintenance contract. These contracts include the operations and maintenance, janitorial, and roads and grounds for 10 DISA data centers coast-to-coast. This is truly an impressive achievement for any organization.

SSI is currently operating our 5th consecutive 5-year contract at Mobile ATC, AL To be awarded 5 consecutive contracts by the USCG is a significant accomplishment by any contractor.

Our customers speak through actions

- **1st ever** AFRC contractor to win back to back BOS contracts.
- **Won 5** consecutive contract awards; currently in our 25th year of performance.
- **Won 10** consecutive DISA task orders.

Services and Capabilities

SSI provides complete facility operations and maintenance support, base operating support services, and housing maintenance services to include program management, quality management, site maintenance including grounds and paved surfaces maintenance, janitorial services, supply, transportation, vehicle operations and maintenance, traffic, airfield, fuels, transient aircraft, and weather support services at other contract locations.

Facility Operations and Maintenance: Our facility maintenance services include recurring and preventive maintenance and repairs for all facilities, systems and equipment. We are experienced in operating work control centers on a 7/24/365 basis. We regularly support contracts with fluctuating workloads, seasonal work and emergency service call requirements. We provide all reporting and documentation support.



Site Maintenance: SSI performs grounds maintenance services to include lawn care and landscaping services. We also maintain improved and unimproved roads, pavements, and sidewalks and provide cleaning and sweeping services.

Janitorial Services: SSI provides a full range of custodial and refuse services. We dispose of all trash and other waste collected. SSI cleans floors, carpets, and rugs by mopping, vacuuming, shampooing, and polishing. Building services such as doors, elevators, interiors, shelves, radiators, walls, trim, woodwork, handrails, stair rails, balusters, baseboards, frames, window sills, ledges and other horizontal surfaces are cleaned by SSI. We dust all designated equipment and furnishings. We also clean glass, windows, blinds, and light fixtures. Restrooms, shower rooms, locker rooms, and break room fixtures are wiped down and sanitized. SSI cleans to present a pleasing appearance and to protect the equipment, floors, buildings, and fixtures from damage.

Maintenance of the DISA Data Centers: SSI currently performs facility maintenance services at 9 DISA (Defense Information Systems Agency) data centers throughout the United States. At these DISA locations, SSI provides all management, tools, supplies, equipment, and labor necessary to operate a comprehensive operations and maintenance program for DISA Computing Services. We perform testing, documenting, operating, maintaining, and repairing systems and system components at the data centers. SSI performs continuous daily operations (24/7/365) of the facility mechanical, administrative, and structural systems to ensure efficient 24/7/365 DISA functional operations. This includes ongoing checks, services, troubleshooting, modifications, minor repairs, and similar services to keep all building mechanical, administrative, and structural systems functioning as designed.



Customer Information:

- | | |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1a. Special Item Number(s): | 811 002 Complete Facilities Maintenance
003 100 Ancillary Supplies and/or Services |
| 1b. Lowest Price Model Number per SIN: | Not applicable |
| 1c. Labor Categories and Hourly Rates: | Refer to Page 6 Price List. |
| 2. Maximum Order Threshold: | Both SINs - \$1,000,000 per SIN. |
| 3. Minimum Order: | \$100 |
| 4. Geographic Coverage (delivery area): | FOB Domestic. Alaska, Hawaii, Puerto Rico |
| 5. Point(s) of Production: | Not applicable |
| 6. Discount from List Prices: | 7% |
| 7. Quantity Discounts: | 1% quantity/volume discount on orders over \$100,000 for 003 100 and 811 002. |
| 8. Prompt payment terms: | Net 30 days. Discount of 0.5% for payment within 10 days for 003 100 and 811 002. |
| 9a. Government Purchase Cards are accepted at or below the micro-purchase threshold. | |
| 9b. Government Purchase cards are accepted above the micro-purchase threshold. | |
| 10. Foreign Items: | None |
| 11a. Time of Delivery: | Specified on the Task Order |
| 11b. Expedited Delivery: | Contact SSI for assistance. |
| 11c. Overnight and 2-day Delivery: | Contact SSI for assistance. |
| 11d. Urgent Requirements: | Contact SSI for assistance. |
| 12. F.O.B Points(s): | Destination |
| 13a. Ordering Address(es): | Satellite Services, Inc.
309 South Front Street
Marquette MI 49855 |
| 13b. Ordering Procedures: | For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA s), and a sample BPA can be found at the GSA/FSS Schedule homepage (fss.gsa.gov/schedules). |
| 14. Payment Address(es): | Satellite Services, Inc.
Attn: Christopher Holmgren
309 South Front Street
Marquette, MI 49855 |
| 15. Warranty Provision: | Contractors Standard Commercial Warranty |
| 16. Export Packing Charges: | N/A |
| 17. Terms and Conditions of Government Purchase Card Acceptance: | Contact SSI |
| 18. Terms and Conditions of Rental, | Not applicable |



Maintenance, and Repair:

19. Terms and Conditions of Installation:	Not applicable
20. Terms and Conditions of Repair Parts:	Not applicable
20a. Terms and Conditions for Other Services:	Not applicable
21. List of Service and Distribution Points:	Not applicable
22. List of Participating Dealers:	Not applicable
23. Preventive Maintenance:	Not applicable
24a. Special Attributes:	Not applicable
24b. Section 508 Compliance Information:	Not applicable
25. DUNS Number:	05-071-3650
26. SAM Registration:	SSI has successfully completed the registration process for SAM. Current activation date: 05/03/2016. Expiration date: 05/03/2017.

Special Identification Number (SIN) Descriptions

811 002 Complete Facilities Maintenance

Related to the complete operations, maintenance and repair of military and government facilities. These services could include but are not limited to a combination of painting, pest control, grounds maintenance, landscaping, tree trimming, snow removal, elevator inspection and maintenance service, locksmith services, collection and disposal of refuse, roofing repair, plumbing and pipefitting, electrical; including high/low voltage systems and utility service, Energy Management Control Services (EMCS), paving, telephone maintenance, janitorial/custodial, all mechanical, operations, maintenance and repair of building systems, heating/ventilation/Air Conditioning (HVAC). Also includes maintenance of facilities and systems to include instruments, carpentry, masonry, and refrigeration services; maintenance and repair of exterior electrical distribution system; operation and maintenance of HVAC; operation and maintenance of water distribution system; maintenance of the septic field and maintenance and repair of surface area; support training and consultation services and; cemetery maintenance.

003 100 Ancillary Supplies and/or Services

Ancillary supplies and/or services are support supplies and/or services which are not within the scope of any other SIN on this schedule. These supplies and/or services are necessary to compliment a contractor's offerings to provide a solution to a customer requirement. This SIN may be used for orders and blanket purchase agreements that involve work or a project that is solely associated with the supplies and/or services purchased under this schedule. This SIN excludes purchases that are exclusively for supplies and/or services already available under another schedule. Special Instructions: The work performed under this SIN shall be associated with existing SIN(s) that are part of this schedule. Ancillary supplies and/or services shall not be the primary purpose of the work ordered, but be an integral part of the total solution offered. Ancillary supplies and/or services may only be ordered in conjunction with or in support of supplies or services purchased under another SIN(s) of the same schedule. Offerors may be required to provide additional information to support a determination that their proposed ancillary supplies and/or services are commercially offered in support of one or more SIN(s) under this schedule.

Price List

Complete Facilities Maintenance – SIN 811-002				
Position Titles	Nov 21, 2015 to Nov 20, 2016	Nov 21, 2016 to Nov 20, 2017	Nov 21, 2017 to Nov 20, 2018	Nov 21, 2018 to Nov 20, 2019
Category - most likely staff skills	Hourly Rate	Hourly Rate	Hourly Rate	Hourly Rate
Project Manager	\$80.60	\$82.21	\$83.86	\$85.53
HVAC Mechanic**	\$39.61	\$40.40	\$41.21	\$42.03
HVAC Mechanic - OT**	\$51.10	\$52.12	\$53.17	\$54.23
General Maintenance Worker**	\$34.17	\$34.85	\$35.55	\$36.26
General Maintenance Worker - OT**	\$42.94	\$43.80	\$44.68	\$45.57
Instrument Mechanic**	\$49.76	\$50.75	\$51.77	\$52.80
Instrument Mechanic - OT**	\$66.31	\$67.64	\$68.99	\$70.37
Electrician, Maintenance**	\$42.31	\$43.16	\$44.02	\$44.90
Electrician, Maintenance - OT**	\$55.13	\$56.23	\$57.36	\$58.51
Scheduler, Maintenance**	\$30.32	\$30.93	\$31.55	\$32.18
Scheduler, Maintenance - OT**	\$37.17	\$37.91	\$38.67	\$39.44
Janitor**	\$26.21	\$26.74	\$27.27	\$27.82
Janitor - OT**	\$31.22	\$31.85	\$32.48	\$33.13
Laborer**	\$26.89	\$27.42	\$27.97	\$28.53
Laborer - OT**	\$32.18	\$32.82	\$33.48	\$34.15
Production Control Clerk**	\$30.32	\$30.93	\$31.55	\$32.18
Production Control Clerk - OT**	\$37.17	\$37.91	\$38.67	\$39.44
Position Titles		Sept 12, 2016 to Sept 13, 2017	Sept 12, 2017 to Sept 13, 2018	Sept 12, 2018 to Sept 13, 2019
Category - most likely staff skills	Hourly Rate	Hourly Rate	Hourly Rate	Hourly Rate
Engineering Technician		\$76.18	\$77.70	\$79.26
Engineering Technician – OT		\$106.81	\$108.95	\$111.13
Fire Systems Mechanic		\$56.77	\$57.91	\$59.06
Fire Systems Mechanic - OT		\$77.72	\$79.27	\$80.86
HVAC Mechanic (CBA)		\$46.27	\$47.19	\$48.13
HVAC Mechanic - OT (CBA)		\$59.69	\$60.88	\$62.10
Instrument Mechanic (CBA)		\$58.12	\$59.29	\$60.47
Instrument Mechanic (CBA) - OT		\$77.46	\$79.01	\$80.59
Electrician, Maintenance (CBA)		\$49.43	\$50.41	\$51.42
Electrician, Maintenance (CBA) - OT		\$64.40	\$65.69	\$67.00
General Maintenance Worker (CBA)		\$39.91	\$40.71	\$41.52
General Maintenance Worker (CBA) - OT		\$50.16	\$51.16	\$52.19

Services subject to the SCA are annotated with a **.



Prices were developed utilizing Pearl Harbor, HI conformed/SCA positions. Prices will be adjusted based on the wage rate for the area of service. Prices for the Engineering Technician and Fire Systems Mechanic have been arrived at based on the rates of our Most Favorable Customer. Prices for the CBA positions are based on the CBA with the Teamsters in St. Louis.

Out years project 2% increase per year. This annual increase is to adjust for inflation of Workman's Compensation Insurance and General Liability Insurance anticipated increases.

The Service Contract Act (SCA) is applicable to this contract and it includes SCA applicable labor categories. The prices for the indicated (**) SCA labor categories are based on the U.S. Department of Labor Wage Determination Number(s) identified in the SCA matrix. The prices awarded are in line with the geographic scope of the contract (i.e. nationwide).

SCA Eligible Labor Category/Service**	SCA Equivalent Code and Title	Applicable Wage Determination
HVAC Mechanic	23410 HVAC Mechanic	2005-2153 Rev. 17 6/19/13
General Maintenance Worker	23370 General Maintenance Worker	2005-2153 Rev. 17 6/19/13
Instrument Mechanic	23460 Instrument Mechanic	2005-2153 Rev. 17 6/19/13
Electrician, Maintenance	23160 Electrician, Maintenance	2005-2153 Rev. 17 6/19/13
Scheduler, Maintenance	01300 Scheduler, Maintenance	2005-2153 Rev. 17 6/19/13
Janitor	11150 Janitor	2005-2153 Rev. 17 6/19/13
Laborer	23470 Laborer	2005-2153 Rev. 17 6/19/13
Production Control Clerk	01270 Production Control Clerk	2005-2153 Rev. 17 6/19/13

Ancillary Supplies and/or Services – SIN 003 100

SSI will utilize Grainger to procure items for materials for our contract award. SSI will perform the services.

DUNS: 005103494

CAGE: 25795

TIN: 36-1150280

SSI will purchase at the GSA approved pricing rate adding a material handling fee of 5%.

In the event Grainger does not carry an item, items will be purchased open market.

Position Descriptions

Project Manager	
Status	Exempt
Description	<p>Job Description: Reporting to the VP-Operations, the Project Manager oversees the activities and administration of all aspects of the contractual agreement. This encompasses deployment of work and work schedules, acting as the single point of contact for the customer, ensuring all service demands and objectives are met, and complying with all safety practices and standards. The Project Manager is responsible for the fiscal management of the contract, as well as the responsibility to ensure responsiveness and outstanding performance on any matter pertaining to work on the project. Responsibilities include but not limited to:</p> <ul style="list-style-type: none"> • Planning, organizing, and executing scope of project within budgeted guidelines; including obtaining/coordinating staffing and other resources to achieve deliverables. • Manage day-to-day operational needs based on project scope and customer demand. • Establish procedures and policies for efficient use of manpower and materials. • Accountable for reaching established corporate objectives including productivity, customer service, financial measurements and safety. • Responsible for employee resources issues including: staffing, employee development efforts, performance evaluations, and disciplinary issues. • Oversee and implement quality control measures for the project. • Identify, address and resolve project related issues • Track project milestones and deliverables.
Qualifications Required	<p>AS/BS degree Business Management or related field and/or a minimum 5 years management experience</p> <p>Security Clearance (or ability to obtain upon hire)</p>
Qualifications Desired	<p>Previous experience managing military facility operations or data center facility operations a plus</p> <p>Exposure to Secret clearance working environments</p>
Licenses or Certifications	None

Scheduler, Maintenance	
Status	Nonexempt
Description	The Maintenance Scheduler assists with compiling and recording production data. Reviews and ensures the accuracy of records, reports, material use, quality control, and other aspects of maintenance and repair. May perform any combination of the following duties: compile and record maintenance data from customer orders, work tickets, product specifications, and individual worker production sheets following prescribed procedures and processes. Calculate factors such as man-hours and materials used, frequency of defects, and worker and department production rates, using a computer, calculator, and/or spreadsheets. Additional tasks include: compiling, tabulating and computing data in support of writing production reports. Following prescribed formats maintain organize documents, task instruction, work tickets, books and manuals for use by technicians as guides in maintenance and repair tasks. This individual will assist in preparation of work schedules based on established guidelines and priorities, compile material inventory records, prepare requisitions for procurement of materials and supplies, assist in preparation of maintenance charts, graphs, or statistic compilations for reference by technicians and management personnel; will also sorts and distribute work tickets or material and post man-hour data in computerized records. May perform other duties as assigned.
Qualifications Required	HS Diploma or Equivalent Security Clearance (or ability to obtain upon hire) Three to five years in scheduling, assigning and documenting work in an industrial setting.
Qualifications Desired	Computer Maintenance Management Experience, such as MP2 or Maximo
Licenses or Certifications	None

Production Control Clerk	
Status	Nonexempt
Description	<p>The Production Control Clerk prepares work schedules based on established guidelines and priorities and assists with compiling and recording production data for the facilities maintenance contract. The incumbent will review and ensure the accuracy of records, reports, material use, quality control, and other aspects of maintenance and repair. Also performs any combination of the following duties: compile and record maintenance data from customer orders, work tickets, product specifications, and individual worker production sheets following prescribed procedures and processes. Calculate such factors man-hours used, materials used, frequency of defects, and worker and department production rates, using a computer, calculator, and/or spreadsheets. Additional tasks include: compiling, tabulating and computing data in support of writing production reports. Following prescribed formats, maintain/organize documents, task instructions, work tickets, books and manuals for use by technicians as guides in maintenance and repair tasks. This position assists in the coordination of material inventory records, preparing requisitions for procurement of materials and supplies, assists in preparation of maintenance charts, graphs, or statistic compilations for reference by technicians and management personnel; sorts and distributes work tickets or material and post man-hour data in computerized records. May perform other duties as assigned.</p>
Qualifications Required	<p>HS Diploma or Equivalent Security clearance Three to five years of experience scheduling a multi-skill workforce, assigning and documenting work in an industrial setting.</p>
Qualifications Desired	<p>Familiarity with computerized maintenance management software programs (such as MP2 or Maximo Advantage) is a plus.</p>
Licenses or Certifications	<p>None</p>

HVAC Mechanic	
Status	Nonexempt
Description	<p>The Heating, Ventilation, and Air-Conditioning Mechanic installs, services and repairs environmental-control systems in office buildings, and other industrial areas, utilizing knowledge of refrigeration theory, pipefitting and structural layout; mounts compressor and condenser units on platform or floor, using hand tools, following blueprints or engineering specifications, fabricates, assembles and installs ductwork and chassis parts, using portable metalworking tools and welding equipment, and installs evaporator unit in chassis or in air-duct system, using hand tools. This mechanic also cuts and bends tubing to correct length and shape, using cutting and bending equipment and tools, cuts and threads pipe, using machine-threading or hand-threading equipment, joins tubing or pipes to various refrigerating units by means of sleeves, couplings or unions, and solders joints, using torch, forming complete circuit for refrigerant, installs expansion and discharge valves in circuit.</p> <p>This worker connects motors, compressors, temperature controls, humidity controls, and circulating ventilation fans to control panels and connects control panels to power source; installs air and water filters in completed installation, injects small amount of refrigerant into compressor to test systems and adds Freon gas to build up prescribed operating pressure. This mechanic observes pressure and vacuum gauges and adjusts controls to insure proper operation, tests joints and connections for gas leaks, using gauges or soap-and-water solution, wraps pipes in insulation batting and secures them in place with cement or wire bands, replaces defective breaker controls, thermostats, switches, fuses and electrical wiring to repair installed units. May perform other duties as assigned.</p>
Qualifications Required	<p>HS Diploma or Equivalent</p> <p>Security Clearance (or ability to obtain upon hire)</p> <p>Minimum of 3 years experience as a HVAC Mechanic</p>
Qualifications Desired	<p>Associates or Bachelor's degree in engineering or related field with 2-3 years working experience as a HVAC Mechanic; Three to five years in HVAC equipment and controls maintenance and repair in an industrial setting is preferred.</p>
Licenses or Certifications	<p>Universal HVAC Certification required</p>

HVAC Mechanic (CBA)	
Status	Nonexempt
Description	<p>The Heating, Ventilation, and Air-Conditioning Mechanic installs, services and repairs environmental-control systems in office buildings, and other industrial areas, utilizing knowledge of refrigeration theory, pipefitting and structural layout; mounts compressor and condenser units on platform or floor, using hand tools, following blueprints or engineering specifications, fabricates, assembles and installs ductwork and chassis parts, using portable metalworking tools and welding equipment, and installs evaporator unit in chassis or in air-duct system, using hand tools. This mechanic also cuts and bends tubing to correct length and shape, using cutting and bending equipment and tools, cuts and threads pipe, using machine-threading or hand-threading equipment, joins tubing or pipes to various refrigerating units by means of sleeves, couplings or unions, and solders joints, using torch, forming complete circuit for refrigerant, installs expansion and discharge valves in circuit.</p> <p>This worker connects motors, compressors, temperature controls, humidity controls, and circulating ventilation fans to control panels and connects control panels to power source; installs air and water filters in completed installation, injects small amount of refrigerant into compressor to test systems and adds Freon gas to build up prescribed operating pressure. This mechanic observes pressure and vacuum gauges and adjusts controls to insure proper operation, tests joints and connections for gas leaks, using gauges or soap-and-water solution, wraps pipes in insulation batting and secures them in place with cement or wire bands, replaces defective breaker controls, thermostats, switches, fuses and electrical wiring to repair installed units. May perform other duties as assigned.</p>
Qualifications Required	<p>HS Diploma or Equivalent</p> <p>Security Clearance (or ability to obtain upon hire)</p> <p>Minimum of 3 years experience as a HVAC Mechanic</p>
Qualifications Desired	<p>Associates or Bachelor's degree in engineering or related field with 2-3 years working experience as a HVAC Mechanic.</p> <p>Three to five years in HVAC equipment and controls maintenance and repair in an industrial setting is preferred.</p>
Licenses or Certifications	Universal HVAC Certification required.

Electrician, Maintenance	
Status	Nonexempt
Description	<p>The Electrician performs a variety of electrical trade functions such as the installation, maintenance, or repair of equipment for the generation, distribution, or utilization of electric energy. Work involves most of the following: installing or repairing a variety of electrical equipment such as generators, transformers, switchboards, controllers, circuit breakers, motors, heating units, conduit systems, or other transmission equipment; working from blueprints, drawings, layouts, or other specifications, locating and diagnosing trouble in the electrical system or equipment, working standard computations relating to load requirements of wiring or electrical equipment, and using a variety of electrician's hand tools and measuring and testing instruments. In general, the work of the maintenance electrician requires rounded training and experience usually acquired through a formal apprenticeship or equivalent training and experience.</p> <p>In addition to the types of work listed above some examples of work that may be included: assisting with custodial work, parts and material storage and inventory, equipment operational status checks, and other general duties.</p>
Qualifications Required	<p>HS Diploma or Equivalent</p> <p>Security Clearance (or ability to obtain upon hire)</p>
Qualifications Desired	<p>Associates or Bachelors degree, electrical engineering, mechanical engineering or other related field of study</p> <p>Three to five years in electrical maintenance and repair in an industrial setting is preferred</p> <p>Master Electrician License is a plus</p>
Licenses or Certifications	Valid Electrician's License

Electrician, Maintenance (CBA)	
Status	Nonexempt
Description	<p>The Electrician performs a variety of electrical trade functions such as the installation, maintenance, or repair of equipment for the generation, distribution, or utilization of electric energy. Work involves most of the following: installing or repairing a variety of electrical equipment such as generators, transformers, switchboards, controllers, circuit breakers, motors, heating units, conduit systems, or other transmission equipment; working from blueprints, drawings, layouts, or other specifications, locating and diagnosing trouble in the electrical system or equipment, working standard computations relating to load requirements of wiring or electrical equipment, and using a variety of electrician's hand tools and measuring and testing instruments. In general, the work of the maintenance electrician requires rounded training and experience usually acquired through a formal apprenticeship or equivalent training and experience.</p> <p>In addition to the types of work listed above some examples of work that may be included: assisting with custodial work, parts and material storage and inventory, equipment operational status checks, and other general duties.</p>
Qualifications Required	<p>HS Diploma or Equivalent</p> <p>Security Clearance (or ability to obtain upon hire)</p>
Qualifications Desired	<p>Associates or Bachelors degree, electrical engineering, mechanical engineering or other related field of study</p> <p>Three to five years in electrical maintenance and repair in an industrial setting is preferred</p> <p>Master Electrician License is a plus</p>
Licenses or Certifications	Valid Electrician's License

Instrument Mechanic	
Status	Nonexempt
Description	<p>The Instrument Mechanic installs, repairs, maintains, and adjusts indicating, recording, telemetering, and controlling instruments used to measure and control variables, such as pressure, flow, temperature, motion, force, and chemical composition, using hand tools and precision instruments. This worker disassembles malfunctioning instruments, examines and tests mechanisms and circuitry for defects; troubleshoots equipment in or out of control system and replaces or repairs defective parts, reassembles instrument and tests assembly for conformance with specifications, using instruments, such as potentiometer, resistance bridge, manometer, and pressure gauge; inspects instruments periodically, and makes minor calibration adjustments to insure functioning within specified standards. This mechanic may adjust and repair final control mechanisms, such as automatically controlled valves or positioners, and may calibrate instruments according to established standards.</p> <p>In addition to the types of work listed above some examples of work that may be included: HVAC equipment maintenance and repair, assisting with parts and material storage and inventory, equipment operational status checks, and other general work assignments as required.</p>
Qualifications Required	HS Diploma or Equivalent Security Clearance (or ability to obtain upon hire)
Qualifications Desired	Three to five years in HVAC and instrument control maintenance and repair in an industrial setting is preferred
Licenses or Certifications	Universal HVAC certification is required

Instrument Mechanic (CBA)	
Status	Nonexempt
Description	<p>The Instrument Mechanic installs, repairs, maintains, and adjusts indicating, recording, telemetering, and controlling instruments used to measure and control variables, such as pressure, flow, temperature, motion, force, and chemical composition, using hand tools and precision instruments. This worker disassembles malfunctioning instruments, examines and tests mechanisms and circuitry for defects; troubleshoots equipment in or out of control system and replaces or repairs defective parts, reassembles instrument and tests assembly for conformance with specifications, using instruments, such as potentiometer, resistance bridge, manometer, and pressure gauge; inspects instruments periodically, and makes minor calibration adjustments to insure functioning within specified standards. This mechanic may adjust and repair final control mechanisms, such as automatically controlled valves or positioners, and may calibrate instruments according to established standards.</p> <p>In addition to the types of work listed above some examples of work that may be included: HVAC equipment maintenance and repair, assisting with parts and material storage and inventory, equipment operational status checks, and other general work assignments as required.</p>
Qualifications Required	<p>HS Diploma or Equivalent</p> <p>Security Clearance (or ability to obtain upon hire)</p>
Qualifications Desired	Three to five years in HVAC and instrument control maintenance and repair in an industrial setting is preferred
Licenses or Certifications	Universal HVAC certification is required

General Maintenance Worker	
Status	Nonexempt
Description	The General Maintenance Worker performs general maintenance and repair of equipment and buildings requiring practical skill and knowledge (but not proficiency) in such trades as painting, carpentry, plumbing, masonry, and electrical work. The work will involve a variety of the following duties: replacing electrical receptacles, wires, switches, fixtures, and motors, using plaster or compound to patch minor holes and cracks in walls and ceilings, repairing or replacing sinks, water coolers, and toilets painting structures and equipment; repairing or replacing concrete floors, steps, and sidewalks, replacing damaged paneling and floor tiles, hanging doors and installing door locks, replacing broken window panes, and performing general maintenance on equipment and machinery. May perform other duties as assigned.
Qualifications Required	HS Diploma or Equivalent Security Clearance (or ability to obtain upon hire)
Qualifications Desired	Three to five years in general maintenance trades in an industrial setting is preferred Familiarity with HVAC systems a plus
Licenses or Certifications	None

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Status	Nonexempt
Description	The General Maintenance Worker performs general maintenance and repair of equipment and buildings requiring practical skill and knowledge (but not proficiency) in such trades as painting, carpentry, plumbing, masonry, and electrical work. The work will involve a variety of the following duties: replacing electrical receptacles, wires, switches, fixtures, and motors, using plaster or compound to patch minor holes and cracks in walls and ceilings, repairing or replacing sinks, water coolers, and toilets painting structures and equipment; repairing or replacing concrete floors, steps, and sidewalks, replacing damaged paneling and floor tiles, hanging doors and installing door locks, replacing broken window panes, and performing general maintenance on equipment and machinery. May perform other duties as assigned.
Qualifications Required	HS Diploma or Equivalent Security Clearance (or ability to obtain upon hire)
Qualifications Desired	Three to five years in general maintenance trades in an industrial setting is preferred Familiarity with HVAC systems a plus
Licenses or Certifications	None

Janitor	
Status	Nonexempt
Description	The Janitor cleans and keeps in an orderly condition: offices, working areas and washrooms in an industrial complex or facility. Duties involve a combination of the following: sweeping, vacuuming, mopping or scrubbing, and polishing floors; removing trash, and other refuse; dusting equipment, furniture, or fixtures; polishing metal fixtures or trimmings; providing supplies and minor maintenance services; and cleaning lavatories, showers, and restrooms. May perform other duties as assigned.
Qualifications Required	HS Diploma or Equivalent Security Clearance (or ability to obtain upon hire) Three to five years of janitorial experience in an industrial setting
Licenses or Certifications	None

Laborer	
Status	Nonexempt
Description	The Laborer performs tasks that primarily require physical abilities and effort involving little or no specialized skill or prior work experience. This position is responsible to ensure the building is maintained as a pleasing, professional business environment, with minimal disruption to building tenants and visitors. Primary duties: conduct daily inspections of building exterior and interior; perform general janitorial duties; make minor repairs; perform general cleaning including sweeping and mopping floors and stairs, cleaning entry doors and glass, mid-day cleaning of washrooms, and other miscellaneous cleaning as needed; inspect and test various building equipment such as exit and emergency lights, door relay panel, roof drains, sump pumps, water supply valve, irrigation; receive shipments at loading dock, move palletized and boxed equipment within the facility, organize storage areas, remove recyclable materials. May perform other duties as assigned, such as assisting with custodial work, parts and material storage and inventory, equipment operational status checks, and other general work assignments.
Qualifications Required	HS Diploma or Equivalent Security Clearance (or ability to obtain upon hire)
Qualifications Desired	Janitorial or laborer experience in an industrial setting is preferred
Licenses or Certifications	None

Engineering Technician	
Status	Exempt
Description	<p>Provide leadership, management and technical support to successfully drive projects from start to completion. Acting as the primary interface between SSI and the customer, the CFD/Airflow engineer/manager will develop comprehensive CFD/Airflow models for each computer room at each covered datacenter (separate models for each separated room).</p> <p>These models shall include but not be limited to:</p> <ul style="list-style-type: none"> • Physical layout of computer room walls and portals; • Physical layout of infrastructure equipment (CRACs, PDUs, RDCs, humidifiers, et cetera); • Capabilities and set-points of air conditioning equipment (CRACs, humidifiers, make-up air handlers, et cetera); • Locations and paths of cooling fluid piping, primary electrical distribution, and similar; • Planned IT equipment zones and datacenter modules (see Section 13 01 21.10 of CSI 360-95-3); • Existing IT equipment rack locations and power consumption for each; • Future (planned) IT equipment rack locations per a facility master-planned layout; • Below-floor, in-room, and above-ceiling heights and significant obstructions to airflow; • Locations of below-floor and in-room cabling distribution, with solid or partially solid modeling surfaces depending on fill amounts; • Locations and physical characteristics of access floor solid and perforated tiles; • Locations of unresolved air gaps in the access floor (not sealed with brushed floor grommets); and, • Amount of backflow from IT equipment racks with non-standard airflow due to side-exhausting equipment, side walls not being installed, blanking panels not being installed, racks being physically removed from integral rack rows, and similar. <p>The qualified candidate must possess a balanced skill-set in both the non-technical and technical aspects of the position. Integral to this role will be the ability to ensure environmental management, reduce overall costs and optimized space/equipment layout and usage. Knowledge of ANSYS Fluent software, TechFlow software and other related pre and post- processing tools. All duties must be performed within the specified safety regulations of the company and the position. May perform other duties as assigned.</p>
Education	BS degree in Mechanical, Aerospace, or Chemical Engineering required, with a minimum of 5 years of experience working in the industry.

Qualifications Required	Fully competent in the area of and working/theoretical knowledge of Computational Fluid Dynamics Airflow (CFD/Airflow) analysis. Strong knowledge and understanding of fluid mechanics and the thermal sciences. Industry experience applying CFD/Airflow in engineering analysis. Solid understanding of existing commercial best practices. Strong verbal and written communication skills. Ability/willingness to travel. Proficient with Microsoft tools: Word, Excel, PowerPoint, Project. Requires 20 percent travel.
Licenses or Certifications	Secret Security Clearance (or ability to obtain upon hire) is a must

Fire Systems Mechanic	
Status	Exempt
Description	<p>Responsibilities may include:</p> <ul style="list-style-type: none"> • Inspect, test, and maintain pumps, alarms, sprinkler systems, and other components. • Supervise and/or perform all preventive maintenance, inspections, tests, and repairs. • Identify and recommend required strategies and equipment to mitigate fire and safety hazards. • Inspect and test alarm systems, fire doors, transmitters, sprinkler systems, high expansion foam systems, dry and wet chemical systems, and mass notification systems. • Install and replace fire equipment such as alarms, pumps, single station smoke detectors, etc. • Coordinate work activities with location management and location maintenance manager. • Comply with safety standards as applicable to the job. • Perform other duties as assigned.
Education	HS Diploma or Equivalent
Qualifications Required	<p>Successful completion of required background investigation/security clearance.</p> <p>Minimum of 3 years experience working with fire systems inspections, fire codes and standards for wet systems, dry systems, foam systems, and MNS (Mass Notification System) Systems.</p> <p>Thorough knowledge of service life safety equipment and use tools common to the trade.</p> <p>Extensive experience with fire and life safety codes.</p> <p>Ability to work independently with a minimum of supervision to complete assigned tasks in a timely and professional manner.</p>
Licenses or Certifications	<p>Level III NICET Certification in Fire Alarms.</p> <p>NICET Certification in Fire Sprinkler and Special Hazards.</p> <p>Valid Driver's License.</p>